

DESIGN NARRATIVE:

EXISTING ARCHITECTURAL STYLE & CHARACTER:

All adobe construction built in 2000 in a Territorial Revival Style with hand trowel integral color stucco on all exterior walls deep set window and door openings, exposed wood lintels, colored concrete sills and floors with a double brick parapet cap at flat roofed areas and rusted corrugated metal at pitched roof areas. House is situated in mesquite grove and micro habitat along Corbett Ditch consisting of dense vegetation with limited visibility to neighboring properties screened by this vegetation.

PROJECT SCOPE & INTENT:

To enclose a portion of the existing covered porch structure for the proposed dining room addition to allow for enlarging the existing kitchen. The intent being to construct minimal alterations to the look and appearance of the exterior as possible keeping the character and rhythm of the existing architecture. The structure is noncontributing located on a contributing property and all alterations or additions shall reflect the architectural style and characteristics of the existing structure as stated in The City of Tucson UDC 5.8.9. Design Standards for Contributing Properties. All work to the exterior to comply with the standards set forth in this section.

PROJECT SOLUTION:

Enclose the new dining room with sliding door "walls", offset behind the existing porch beam to provide a deeper recess from the existing porch structure, minimizing the visual alteration to the exterior and maintaining the character of being on the porch with its colored concrete floors, exposed round viga roof beams & wood decking ceiling maintaining unobstructed views to the back porch, and pool and allowing as much natural light into the space as possible. The sliding doors are single lite units to match the existing style of windows and doors and to match the existing sliding doors at the master bedroom.

To integrate the HVAC & insulation requirements and needs the least obtrusive solution was to install a new shallow slope pitched roof over the existing flat porch roof thus creating space to install supply ductwork and registers that connect to the existing supply duct in the current dining room. With the addition of the low sloped roof it was necessary to increase a portion of the parapet height to conceal a portion of the new roof structure at the ends of the existing porch area and this was accomplished with a stepped parapet to minimize the increase in height. With the increase in parapet height it requires the existing chimney at the current porch fireplace to increase in height approximately 36".

Each solution minimizes the impact to the existing structure while maintaining and respecting the original architectural character and intent of the building and the development in which it's located and the plans will illustrate that all work conforms to the following guidelines.

The City of Tucson UDC 5.8.9. DESIGN STANDARDS

- A. Generally
 - 2. Contributing Property
 - All alterations and additions to this contributing property reflect the architectural style and characteristics of the existing structure and they generally conform to the design standards of Contributing properties within the development zone of the site.
- B. Height
 - 2. Contributing Property
 - The alterations and additions to this contributing property are constructed no higher than the tallest Contributing Property located within the development zone and generally conforms to the typical height within the development zone. New parapet extensions do not exceed the height of the highest parapet on the subject structure.
- C. Setbacks
 - 2. Contributing Property
 - The alterations and additions to this contributing property maintain the prevailing street and interior perimeter yard setbacks existing within the development zone.
- D. Proportion
 - 2. Contributing Property
 - The alterations and additions to this contributing property are consistent with the proportion of the existing structure and with the prevailing proportion of contributing properties within the development zone.
- E. Roof Types
 - 2. Contributing Property
 - The alterations and additions to this contributing property have a roof compatible in configuration, mass, and materials to that of the architectural style of the existing structure.
- F. Surface Texture
 - 2. Contributing Property
 - The surface texture of the alterations and additions to this contributing property are appropriate to the historic style of the existing structure.
- G. Site Utilization
 - 2. Contributing Property
 - The site utilization of the alterations and additions to this contributing property are consistent with the site utilization of contributing properties within the development zone.

H. Projections and Recessions

- 2. Contributing Property
 - The projections and recessions of the alterations and additions to this contributing property are appropriate to the style of the existing structure.

I. Details

- 2. Contributing Property
 - The projections and recessions of architectural details of the alterations and additions to this contributing property such as appropriate to the style of the existing structure.

J. Building Form

- 2. Contributing Property
 - The size, mass and scale of the alteration and additions to this contributing property are compatible with the existing structure and with the contributing properties within the development zone.

K. Rhythm

- 2. Contributing Property
 - The proportion, pattern and rhythm of openings and additions and alterations to this contributing property are compatible with those of the existing structure and those of contributing properties in the development zone.

L. Additional Review Standards

- 1. Color
 - Color of building or structure, including trim, roof, and other details, are appropriate to the architectural style of the subject structure and it's historic period.



SITE PLAN LEGEND

- PROPERTY LINE
- UTILITY EASEMENT
- (E) UNDERGROUND ELECTRIC
- (G) UNDERGROUND NATURAL GAS
- (W) UNDERGROUND WATER
- (S) SANITARY SEWER
- SHUT-OFF
- HOSE BIB
- AREA DRAIN
- (E) 8" ADOBE YARD WALL
- (E) STEEL FENCE

PROJECT DESCRIPTION:

THE PARCEL IS A CONTRIBUTING NON-HISTORIC PROPERTY LOCATED IN AN HISTORIC PRESERVATION ZONE WITH THE EXISTING STRUCTURE BEING SHOWN ON MAPTUCSON AS NONCONTRIBUTING. ALL WORK TO CONFORM TO UDC 5.8.9 DESIGN STANDARDS. SEE DESIGN NARRATIVE.

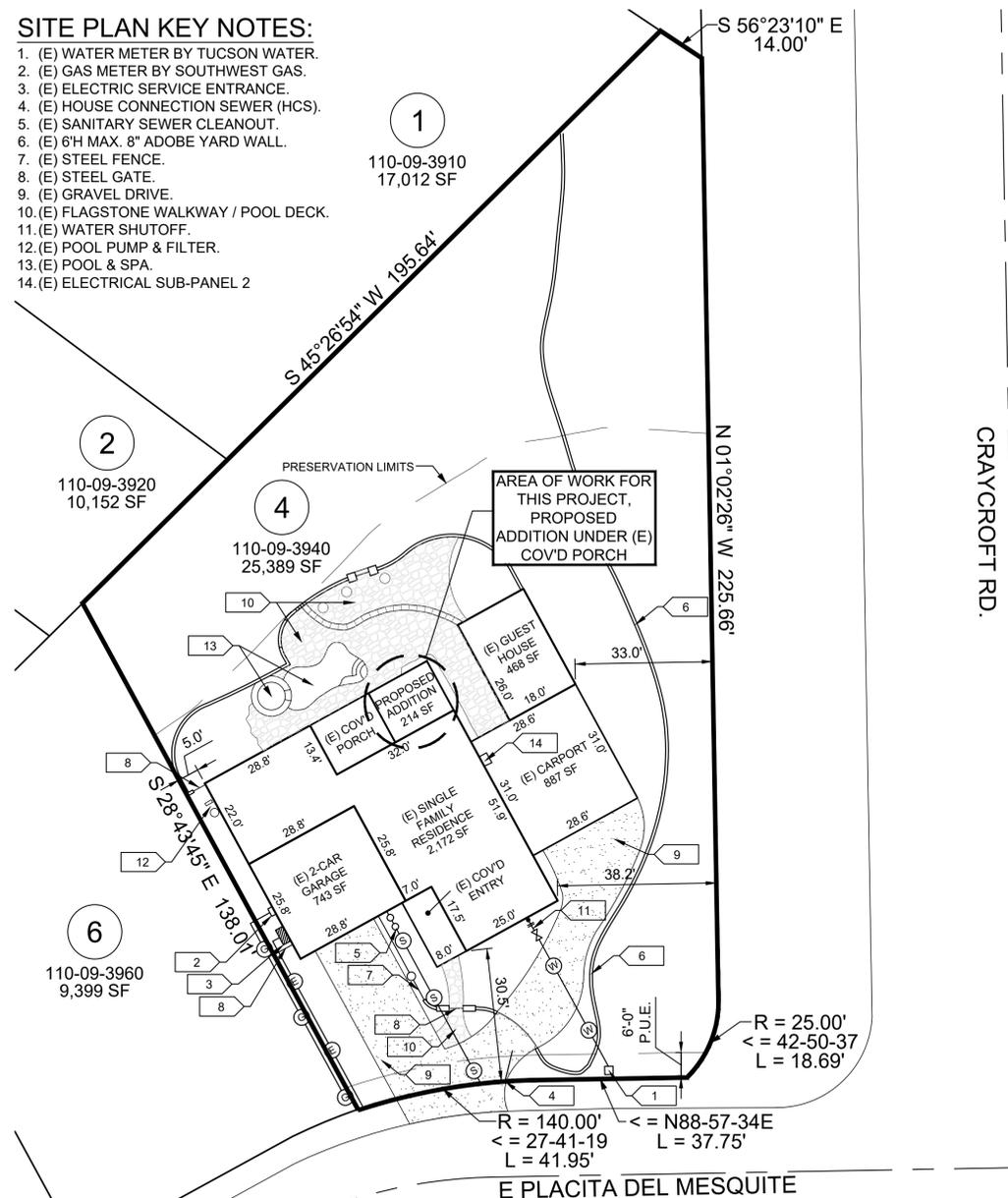
THE SCOPE OF THE PROJECT INCLUDES A KITCHEN REMODEL WITH NEW DOOR IN EXISTING WINDOW LOCATION - NO STRUCTURAL MODIFICATION, RELOCATE & ENCLOSE DINING ROOM UNDER EXISTING COVERED PORCH STRUCTURE, ADD NEW PITCHED ROOF OVER EXISTING FLAT PORCH ROOF STRUCTURE TO ALLOW FOR INSULATION & MECHANICAL IN NEW DINING ROOM LOCATION AND TWO SKYLIGHTS IN KITCHEN.



DEVELOPMENT ZONE MAP

SITE PLAN KEY NOTES:

1. (E) WATER METER BY TUCSON WATER.
2. (E) GAS METER BY SOUTHWEST GAS.
3. (E) ELECTRIC SERVICE ENTRANCE.
4. (E) HOUSE CONNECTION SEWER (HCS).
5. (E) SANITARY SEWER CLEANOUT.
6. (E) 6" MAX. 8" ADOBE YARD WALL.
7. (E) STEEL FENCE.
8. (E) STEEL GATE.
9. (E) GRAVEL DRIVE.
10. (E) FLAGSTONE WALKWAY / POOL DECK.
11. (E) WATER SHUTOFF.
12. (E) POOL PUMP & FILTER.
13. (E) POOL & SPA.
14. (E) ELECTRICAL SUB-PANEL 2



GENERAL NOTES:

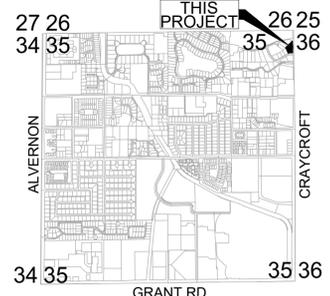
1. SITE PLAN INFORMATION TAKEN FROM MAPTUCSON, PIMA COUNTY ASSESSOR'S ONLINE INFORMATION AND FROM INFORMATION GATHERED ON SITE.
2. NO WORK WAS PERFORMED BY A PROFESSIONAL LAND SURVEYOR.

PROJECT INFORMATION:

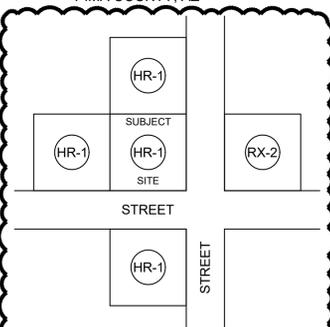
Parcel: 110-09-3940
 Legal Description: ADOBES DEL BOSQUE LOT 0004
 Owner's Name: ALMQUIST ARTHUR S & AMY M REVOC TR
 Project Address: 5491 E PLACITA DEL MESQUITE TUCSON, AZ 85712
 Zoning: HR-1
 Overlay Zones: FORT LOWELL HISTORIC PRESERVATION ZONE
 Section-T-R: SECTION 35, T13S, R14E
 Maps & Plats: BOOK 52, PAGE 38
 Parcel Area: 0.583 ACRES (25,389 SF)

AREA CALC'S:

| | |
|------------------------|---------------------|
| LOT AREA: | = 25,839 SF |
| LOT COVERAGE: | EXISTING NEW |
| RESIDENCE | = 2,172 SF 2,386 SF |
| GUEST HOUSE | = 468 SF 468 SF |
| GARAGE | = 743 SF 743 SF |
| CARPORT | = 887 SF 887 SF |
| VEHICLE MANEUVR'G AREA | = 1,874 SF 1,874 SF |
| TOTAL | = 6,144 SF 6,358 SF |
| % OF LOT COVERAGE | = 23.7% 24.6% |



VICINITY MAP
SECTION 35, T-13S, R-14E, G&SRM, PIMA COUNTY, AZ 3"=1 MILE



SURROUNDING ZONING NOT TO SCALE

INDEX OF DRAWINGS

- A1.1 SITE PLAN - AERIAL PROJECT INFO
- A1.2 CONTEXT PHOTOS, PROPOSED BUILDING MATERIALS
- A2 DEMOLITION PLAN
- A3 FURNITURE PLAN
- A4 FLOOR PLAN, DOOR TYPES, APPLIANCE & PLUMBING FIXTURE SCHEDULES
- A5 REFLECTED CEILING PLAN
- A6.1 EXISTING ROOF PLAN
- A6.2 PROPOSED ROOF PLAN
- A7.1 NORTH ELEVATION & RENDERINGS
- A7.2 EAST ELEVATION & RENDERINGS
- A8 BUILDING SECTIONS
- A9 INTERIOR ELEVATIONS
- A10 INTERIOR ELEVATIONS
- S1 FOUNDATION PLAN
- RF ROOF FRAMING PLAN
- SD STRUCTURAL DETAILS
- M1 MECHANICAL PLAN
- E1 ELECTRICAL SCHEDULES & CALC'S
- EL ELECTRICAL PLAN
- P1 PLUMBING PLAN, & SCHEDULES
- 01.14.26 HISTORIC REVIEW COMMENTS
- 01.23.26 HISTORIC REVIEW COMMENT



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KITCHEN + DINING REMODEL

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 EXPIRES: 12/31/2026



A1.1





1 CONTEXT: CRAYCROFT ROAD



2 CONTEXT: E PLACITA DEL MESQUITE



3 CONTEXT: E PLACITA DEL MESQUITE
NEIGHBORING PARCEL ACROSS THE STREET FROM SUBJECT PARCEL



4 CONTEXT: E PLACITA DEL MESQUITE
AS SEEN FROM SUBJECT PARCEL LOOKING NW OVER EMBANKMENT ALONG CORBETT DITCH



5 SUBJECT PARCEL: NORTH ELEVATION
AS SEEN FROM EMBANKMENT ALONG CORBETT DITCH



6 SUBJECT PARCEL
LOOKING SW TOWARDS NEIGHBOR



7 AREA OF WORK: CARPORT



8 AREA OF WORK: COVERED PORCH



9 AREA OF WORK: COVERED PORCH



PROPOSED MATERIALS & COLORS



KEY MAP TO CONTEXT PHOTOS

01.14.26 HISTORIC REVIEW COMMENTS

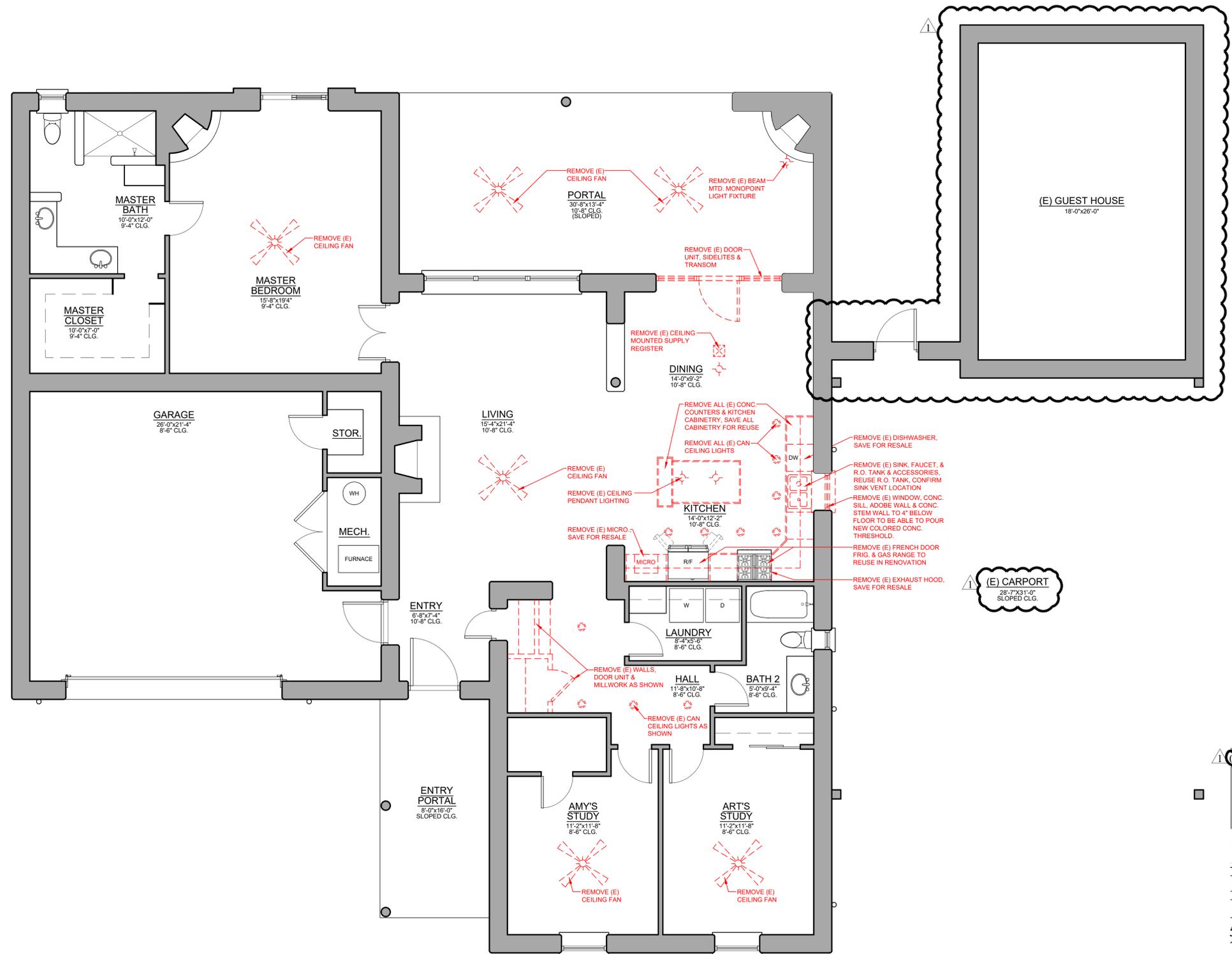
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CONTEXT PHOTOS
PROPOSED BUILDING MATERIALS

REGISTERED ARCHITECT
28536
BENJAMIN A. VOGEL
LICENSE NO. 1144/2026
PROFESSIONAL U.S.A.
A1.2



DEMOLITION NOTES:
 1. TURN OFF & CAP AS NECESSARY ALL UTILITIES PRIOR TO DEMOLITION.
 2. PROTECT ALL AREAS ADJACENT TO WHERE DEMOLITION WORK IS OCCURRING.
 3. COORD. W/ OWNER WHAT ITEMS ARE TO BE SAVED FOR REUSE, TO BE RESOLD, TO BE DONATED AND TO BE DISPOSED OF.

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1

DEMOLITION

1/4"=1'-0"

A2

APPLIANCE SCHEDULE

ALL APPLIANCES PROVIDED BY OWNER

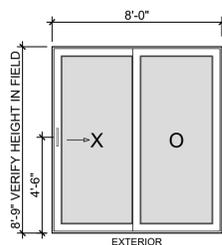
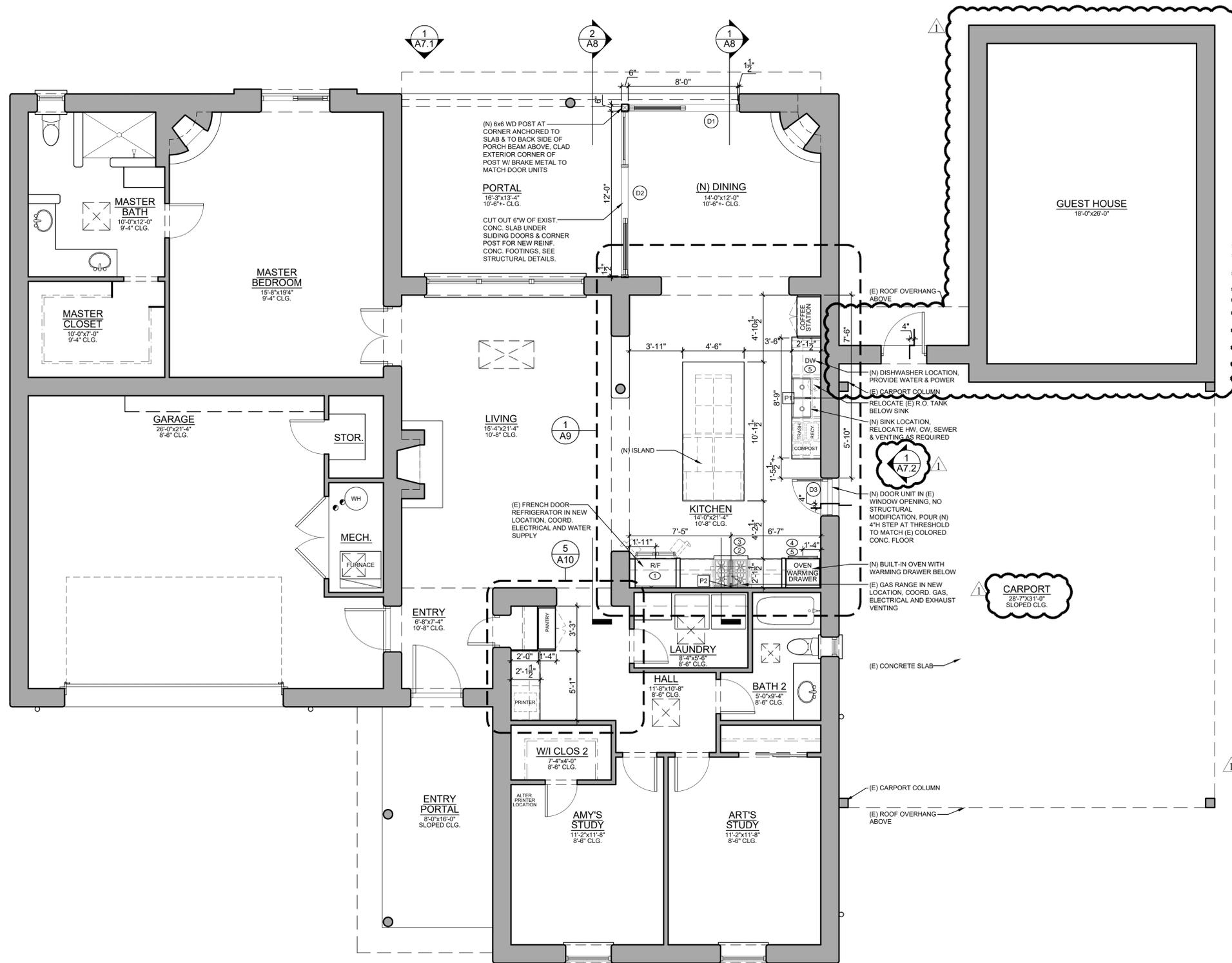
| ROOM | MK | DESCRIPTION | MANUF. | MODEL # | COLOR | ELECTRICAL | GAS SUPPLY | GAS INLET | WATER | REMARKS |
|---------|----|--|--------|------------|-------|-----------------------|------------|-----------|-------|---------------------------------------|
| KITCHEN | 1 | 36" FRENCH DOOR REFRIGERATOR | VIKING | RVFFR336SS | SS | 120V/60HZ/15A | | | 1/4" | EXISTING FRIG. GROUNDED 3-PRONG PLUG |
| | 2 | 30" GAS RANGE - (63,000 BTU) | VIKING | VGR530 | SS | 120V/60HZ/1A | 3/4" MIN. | 1/2" NPT | | EXISTING RANGE, GROUNDED 3-PRONG PLUG |
| | 3 | WALL MTD. EXHAUST HOOD | ZEPHYR | ZRV-M90CGC | SS | 120V/60HZ/24A | | | | 6" DIA. FLUE, 2 LED LIGHTS |
| | 4 | 30" BUILT-IN MICRO - CONVECTION SPEED OVEN | VIKING | VMDD5306SS | SS | 240V/60HZ/2550W/11.5A | | | | GROUNDED 3-PRONG PLUG |
| | 5 | 30" BUILT-IN WARMING DRAWER | VIKING | RVWD330 | SS | 120V/60HZ/450W/3.8A | | | | HARD WIRE DIRECT |
| | 5 | 24" DISHWASHER | BOSCH | T.B.D. | | 120V/60HZ/12A | | | 3/8" | PANEL READY |

PLUMBING FIXTURE-FITTING SCHEDULE

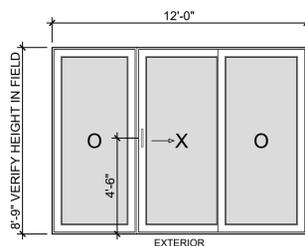
| ROOM | MARK | DESCRIPTION | MANUF. | MODEL # | COLOR | REMARKS | HOT | COLD | TRAP | WASTE | VENT |
|---------|------|--|--------------------|--------------------|--------------|--|------|------|--------|-------|------|
| KITCHEN | P1 | 33"W DOUBLE BASIN FARMHOUSE SINK | AMERICAN STANDARD | 1180DB3620.291 | WHITE | UNDER COUNTER MOUNTED, GRIDS & DRAINS INCLUDED | 1/2" | 1/2" | 1-1/2" | 2" | AAV |
| | | SINGLE-HOLE PULL-DOWN FAUCET & WATER FILTER FAUCET COMBO | KRAUS | KPF-2620-FF-100SFS | | | | | | | |
| | | IN-COUNTER MOUNTED SOAP DISPENSER | | KSD-41 | | | | | | | |
| | | SOAP DISPENSER EXTENSION TUBE KIT | VERIFY ONLINE | | | AMAZON.COM | | | | | |
| | | REVERSE OSMOSIS TANK | OWNER PROVIDED | | | COORDINATE PLUMBING & ELECTRICAL REQUIREMENTS | | | | | |
| | P2 | WALL MTD. POT FILLER | CALIFORNIA FAUCETS | K30-200-KL-SN | SATIN NICKEL | | | 1/2" | | | |

DESCRIPTIVE LEGEND

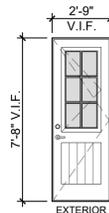
- (E) 1" STABILIZED ADOBE WALL CONSTRUCTION AT EXTERIOR WITH WOOD FRAME WALLS & PARTITIONS AT INTERIOR
- (N) WOOD FRAME CONSTRUCTION
- 1 A3.1 DRAWING #
- 2 A8 SHEET #
- ELEVATION / SECTION ARROW
- KITCHEN - ROOM NAME
- 7'-0"x7'-0" ROOM SIZE
- 10'-2" CLG CEILING HEIGHT
- (CONC.) FLOOR FINISH
- (D1) DOOR TYPE
- (W1) WINDOW TYPE
- (A) APPLIANCE
- (P1) PLUMBING FIXTURE
- FIN. FLOOR DATUM HEIGHT
- 0'-0"



- (D1) Exterior Sliding Doors
- Cladding Color: Tan
- Hardware: Key Pad Lockset, coord. w/ Owner
- Hardware Finish: Black/Bronze



- (D2) Exterior Sliding Doors
- Cladding Color: Tan
- Hardware: Key Pad Lockset, coord. w/ Owner
- Hardware Finish: Black/Bronze



- (D3) Exterior Passage Door
- Finish: Stained w/ Custom Antiqued Finish
- Hardware: Lever w/ Key Pad Lockset coord. w/ Owner
- Finish: Black/Bronze

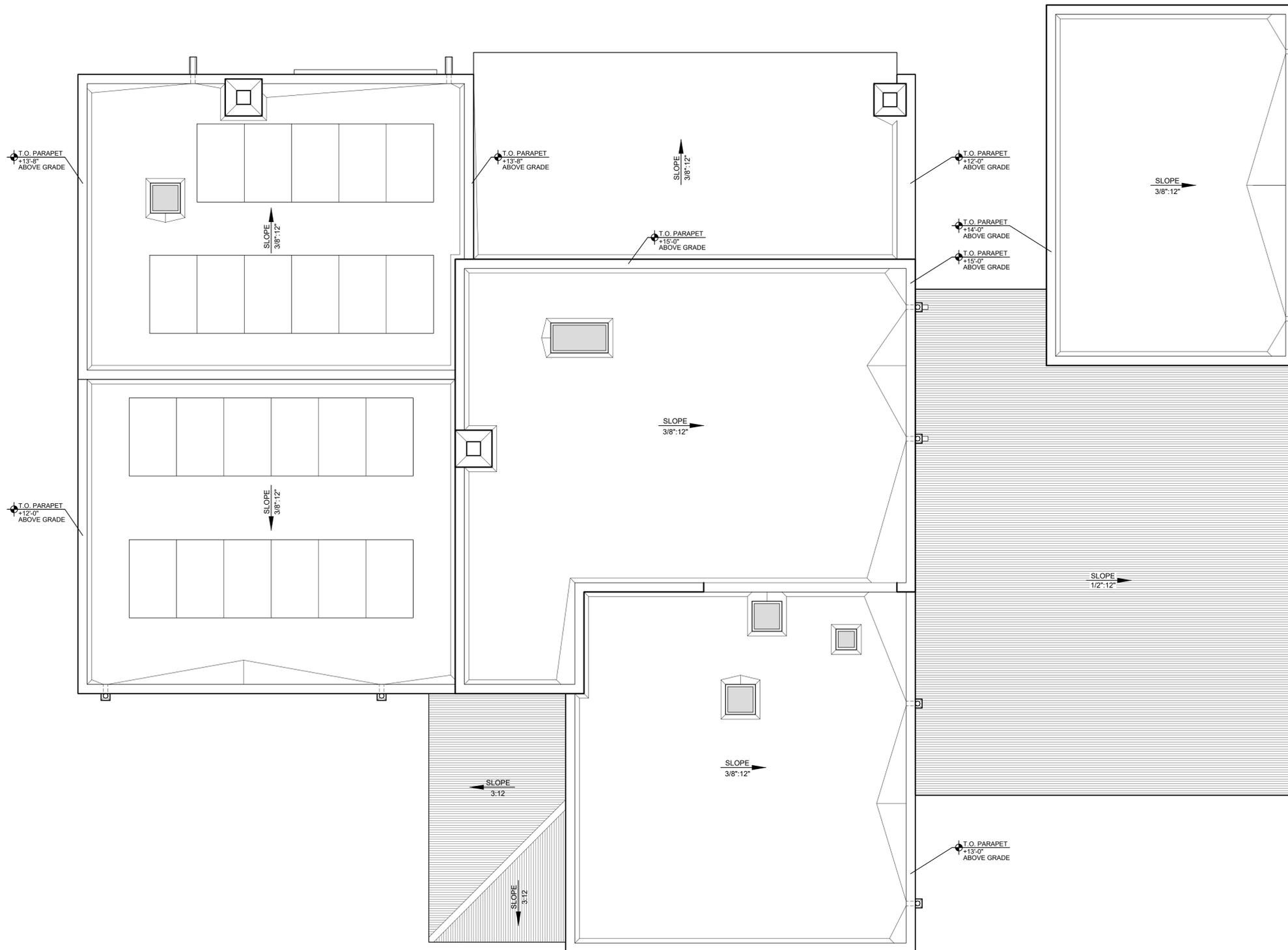
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A6.1

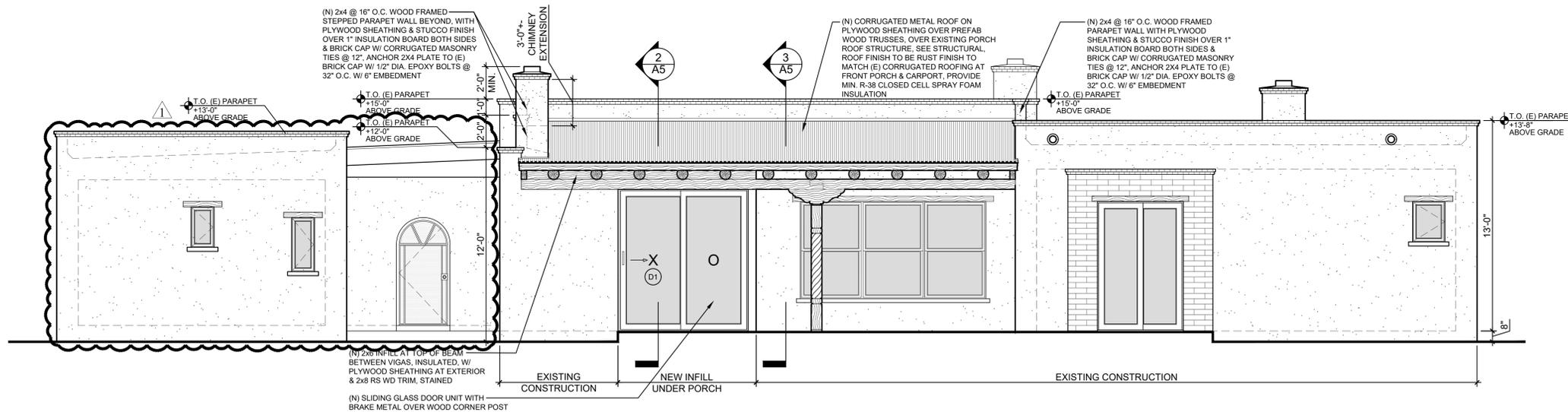
1 EXISTING ROOF PLAN
 1/4" = 1'-0"



RENDERING: EXISTING
NORTH ELEVATION



RENDERING: PROPOSED
NORTH ELEVATION



1 NORTH ELEVATION
PROPOSED

BUILDING ELEVATION
& RENDERINGS

1/4"=1'-0"

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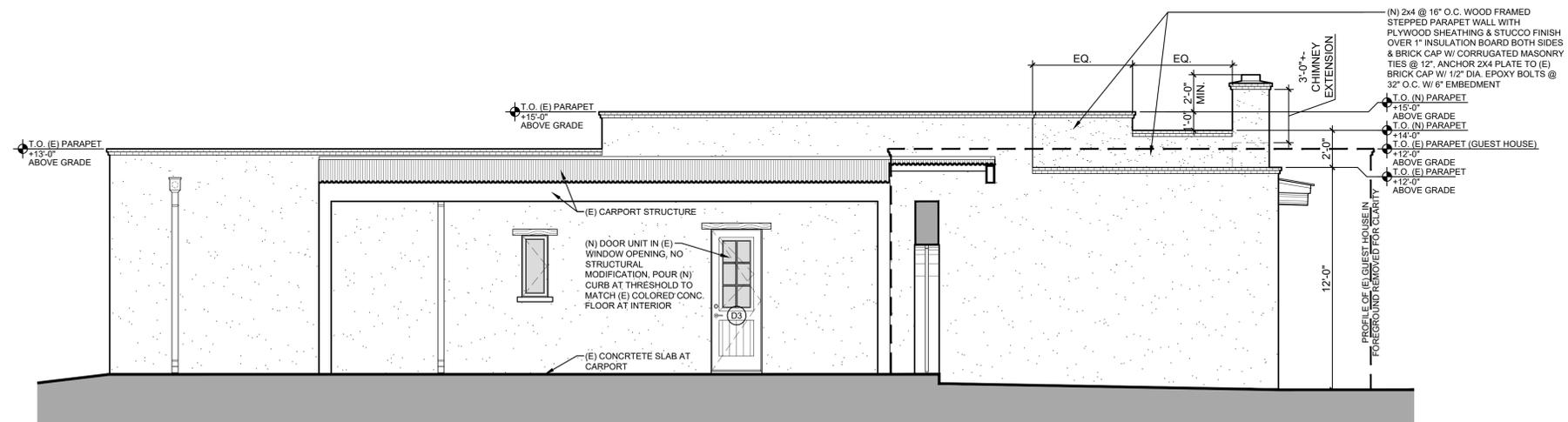
A7.1



RENDERING: EXISTING
EAST



RENDERING: PROPOSED
EAST ELEVATION



1 EAST ELEVATION
PROPOSED

BUILDING ELEVATION
& RENDERINGS
1/4"=1'-0"

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A7.2